

Minutes

Planning Board Meeting

May 4, 2017

Members of the Planning Board in attendance were Don Clifford, Lynn Sweet, and Donald Coker, Alternate member. Don Clifford served as Acting Chairman and opened the meeting at 7:15 PM. The closing date for applications to appear on the agenda for the June 1, 2017 regular meeting is 5 p.m., Tuesday, May 9, 2017. The Chairman advised that the Board has a policy setting time limits for meetings and that the Board will not consider any new business after 10:30 PM and that the meeting will adjourn by 11:00 PM. It was noted that the April 2017 meeting had been canceled. Board members agreed to postpone consideration of the March 2017 minutes until after business has been addressed. The Chairman designated Donald Coker as a voting member due to absences.

There were no items of formal business. The first order of informal business was to review a letter from Amanda Legsdin regarding a proposed home business. She would like to bring her massage therapy and holistic skincare practice (Cedarwood Wellness Studios) into her home located at 19 Fire Road 13 (Tax Map 31, Lot 71). She would have a separate entrance for her business, off-street parking, she anticipates receiving only a few deliveries, and there would be no additional employees. She plans to have only a small sign in accordance with regulations. It was noted that her husband also has a home business, a machine shop, which he runs out of their barn. It was the consensus of the Board that the proposed business is in keeping with the zoning ordinances which allow the office of a professional person as an approved land use. Amanda Legsdin arrived during the discussion, and after a brief discussion it was agreed that the Board had no further questions. The Board will draft a letter.

The second order of business was to review a letter from Cecil Abels regarding the music festival venue at his property located on First Crown Point Road (Tax Map 19, Lot 73A). Mr. Abels began hosting music festival events at his property in 2015, and is now considering hosting up to 4 to 6 events a year during the warmer months. He plans to host the first event for this season on July 1st. Scott Whitehouse, the Fire Chief, Michael Richard, the Police Chief, and Bill Booth, Building Inspector, were all present for the discussion. Chief Whitehouse noted that the Kitz Farm wedding venue must have an annual assembly permit as well as special permits, inspections, and safety drills when large tents are used. It was noted that the Kitzes had completed the site plan process with the Board several years ago. Although the Board members and town officials gathered are generally supportive of the idea of the music festivals, a number of concerns were expressed, most focusing on fire codes, public safety and sanitation. It was agreed that abutters should have an opportunity to comment. After lengthy discussion of the various options for ensuring public safety, Don Clifford proposed that a non-residential site plan be required because of the scale of the activity. There was general agreement with this proposal.

The Board then returned to the minutes of the March meeting. Don Clifford then made a motion, which was seconded by Donald Coker, to accept the minutes of the March regular meeting as presented. There was no further discussion and the vote was unanimous in the affirmative.

There being no other business before the Board, a motion to adjourn the meeting was made and seconded. The vote was unanimous in the affirmative and the meeting adjourned at 8:15 PM.